the retail at

PARK ROW

nyc

25 Park Row
15 Park Row
1 Park Row

In the heart of Lower Manhattan lies one of the largest mixed-use redevelopment projects in New York City. The newly constructed building features a purpose-built retail space with unparalleled visibility and exceptional foot traffic from tourists, residents, and office workers.

With an **unrivaled location**, this spectacular real estate development project will be the epicenter of Lower Manhattan.

Park Row has hundreds of feet of frontage facing City Hall Park, the Brooklyn Bridge, the World Trade Center, and Zara. It sits between New York's top restaurateurs, including Nobu, Keith McNally, Tom Colicchio, Jean-Georges, Momofuku and the Thompson Hotel.

The Retail at Park Row is a **once-in-a-lifetime opportunity** to join the vibrant community who live, work and play in Lower Manhattan. Accessible from all five boroughs of New York City, as well as New Jersey, the area has become a destination for new families, businesses and tourists flocking Downtown.

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15 MIN
from
WEEHAWKEN
NJ FERRY
10 MIN
from
HOBOKEN
WEEHAWKEN
PATH
10 MIN
from
GRAND
CENTRAL
SUBWAY
21 MIN
from
WILLIAMSBURG
GREENPOINT
SUBWAY
12 MIN
from
JERSEY CITY
PATH
12 MIN
from
LIBERTY STATE
PARK
NJ FERRY
25 MIN
from
STATEN ISLAND
FERRY
4 MIN
from
DOWNTOWN
BROOKLYN
SUBWAY
20 MIN
from
PROSPECT
HEIGHTS
SUBWAY
14 MIN
from
COBBLE HILL
PARK SLOPE
SUBWAY
PARK ROW
HOBOKEN
JERSEY CITY
NEW JERSEY
HUDSON RIVER
HOLLAND TUNNEL
New Jersey Ferries
SOHO
TRIBECA
CANAL STREET
BEACH STREET
WORTH STREET
CHURCH STREET
CENTRE STREET
SPRING STREET
W BROADWAY
MANHATTAN
CITY HALL
PATH TERMINAL
BROOKFIELD PLACE
WORLD TRADE CENTER
NATIONAL 9/11 MEMORIAL & MUSEUM
FULTON TRANSIT CENTER
PEARL STREET
FINANCIAL DISTRICT
WALL STREET/ PIER 11 FERRY TERMINAL
NYC STOCK EXCHANGE
BROADWAY
BATTERY PARK CITY
DOWNTOWN MANHATTAN HELIPORT
STATEN ISLAND FERRY TERMINAL
ESSEX CROSSING
DELANCEY STREET
GRAND STREET
LOWER EAST SIDE
E BROADWAY
PIKE STREET
SOUTH STREET
EAST RIVER
New York Water Taxis
East River Ferries
MANHATTAN BRIDGE
BROOKLYN BRIDGE
SOUTH STREET SEAPORT
DUMBO
BROOKLYN
FORT GREENE
BROOKLYN HEIGHTS
Governors Island Ferry
BROOKLYN-BATTERY TUNNEL
Ellis Island Ferry
Liberty Island Ferry
Staten Island Ferry
LIBERTY STATE PARK
ELLIS ISLAND
GOVERNORS ISLAND

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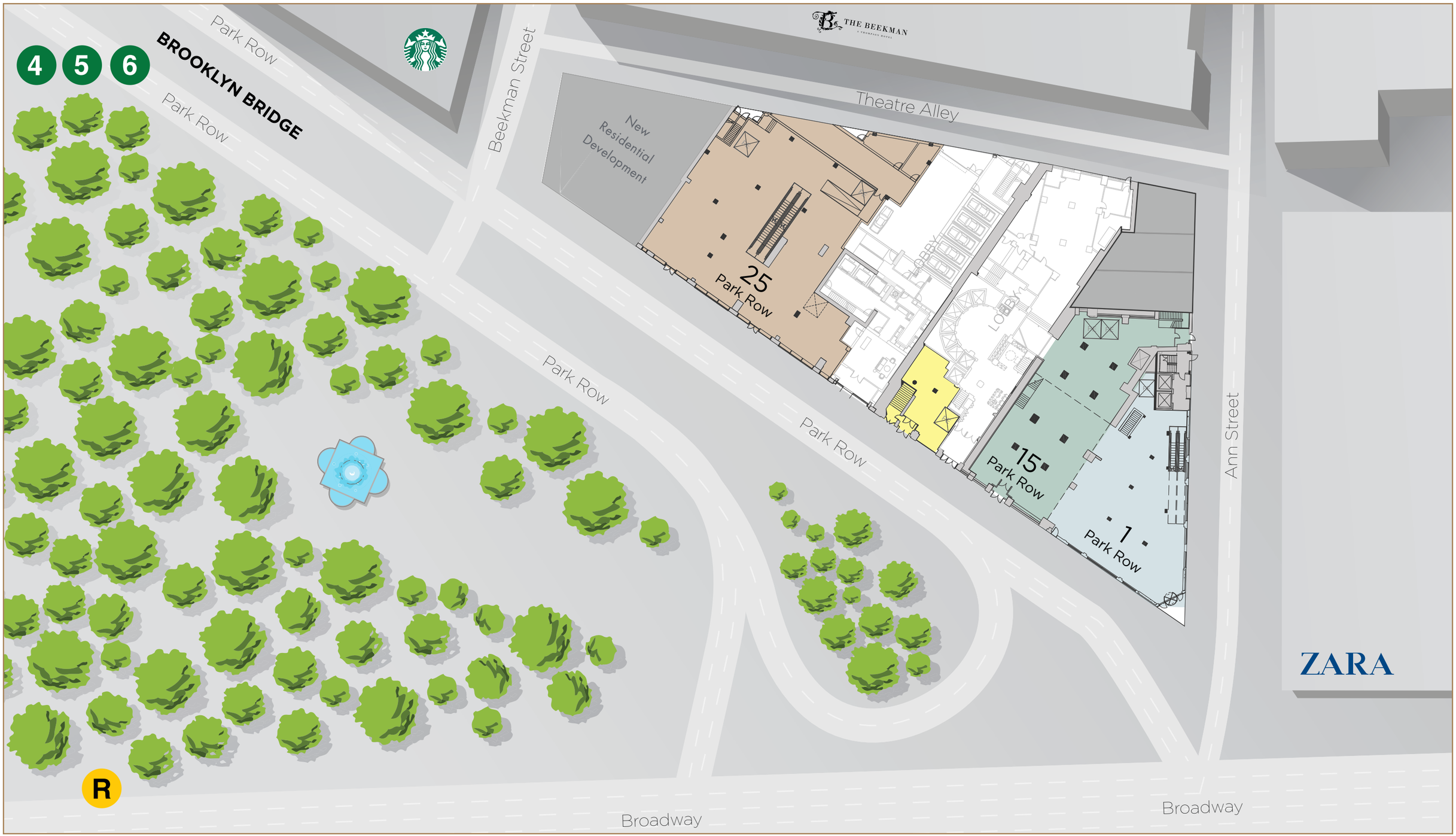
Overall Ground Floor Retail Plan

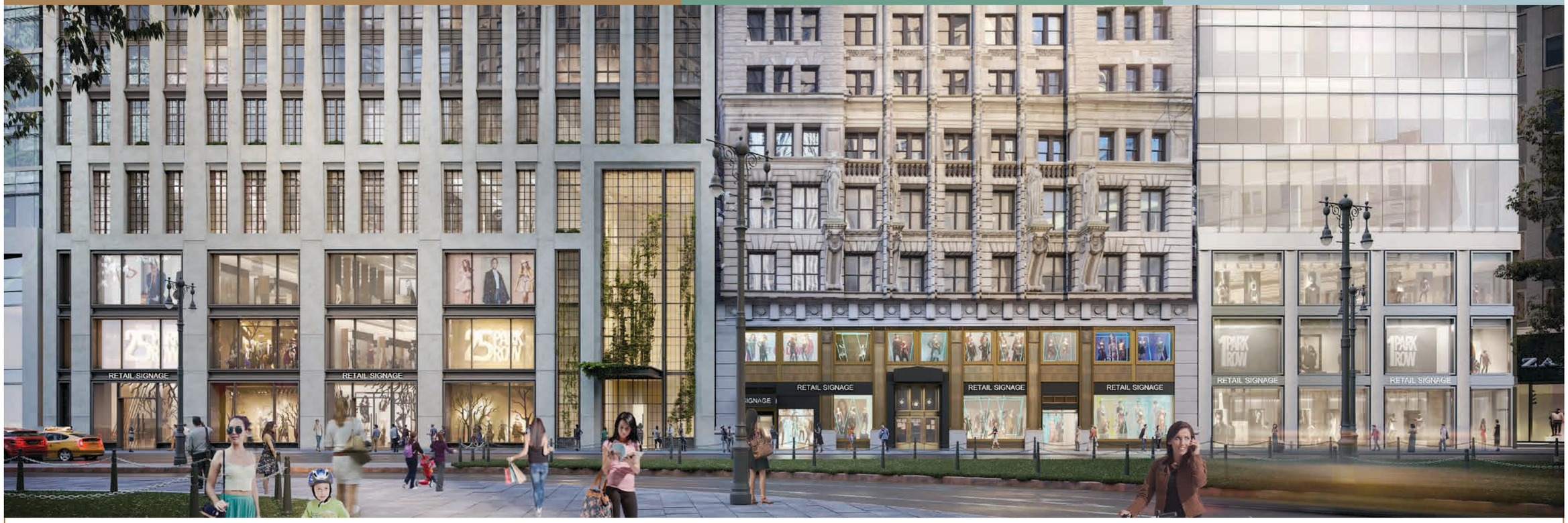


Overall Projects

25 Park Row

15 Park Row

1 Park Row



25		15	15B	15A		1	
RESIDENTIAL		RESIDENTIAL				FUTURE RESIDENTIAL	
4TH FLOOR	13,625 SF	RESIDENTIAL				FUTURE RESIDENTIAL	
3RD FLOOR	16,861 SF	RESIDENTIAL				3RD FLOOR	4,575 SF
2ND FLOOR	16,861 SF	2ND FLOOR	~~9,110 SF~~ LEASED		+	2ND FLOOR	4,575 SF
		MEZZ		2,630 SF			
GROUND	10,401 SF	GROUND	1,076 SF	4,682 SF	+	GROUND	4,345 SF
LOWER LEVEL	9,766 SF	LOWER LEVEL	10,603 SF		+	LOWER LEVEL	2,920 SF

the retail at PARK ROW nyc

25 Park Row

25 Park Row - New York, NY 10038

Cross Street:
Park Row between Ann & Beekman Streets at the foot of Brooklyn Bridge

Total Square Footage:
67,514 SF - Total

Retail Availability:

9,766 SF - Lower Level	19 feet
10,401 SF - Ground Floor	23 feet
16,861 SF - 2nd Floor	20 feet
16,861 SF - 3rd Floor	15 feet
13,625 SF - 4th Floor	15 feet

Ceiling Heights

Frontage:
119 feet on Park Row

Comments:
Available Summer 2019

At the base of a new luxury condo development

Over 63,000 residents and over 320,000 employees within walking distance

Double height

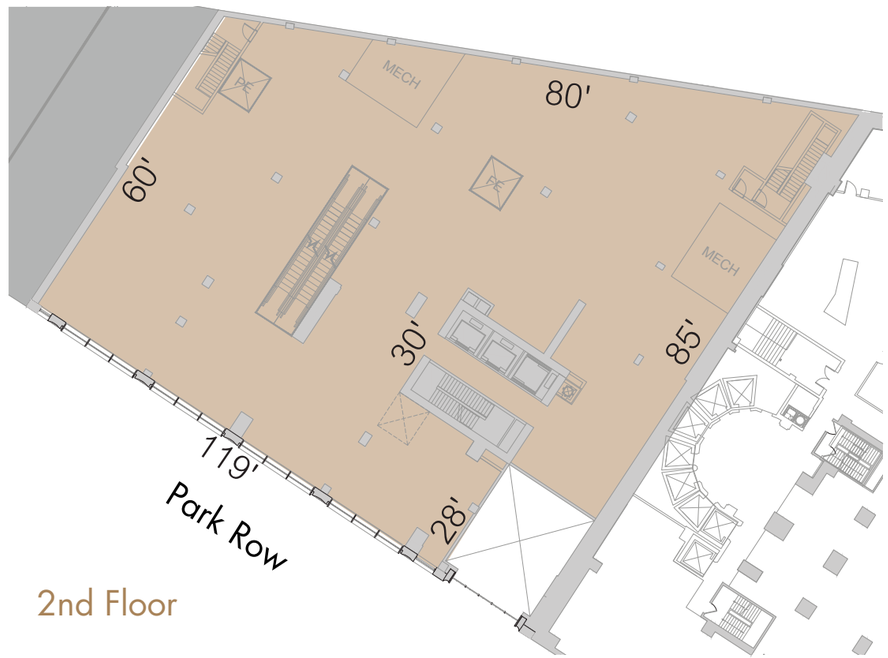
All new construction

Loading dock access from Theatre Alley

View of Park Row and City Hall Park

25 Park Row Floorplans

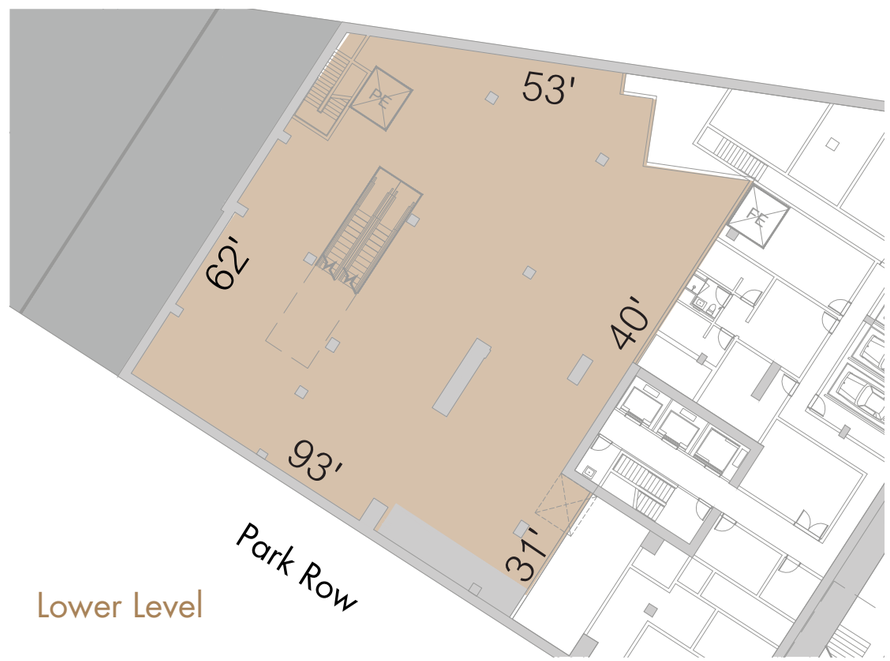
Ground Floor



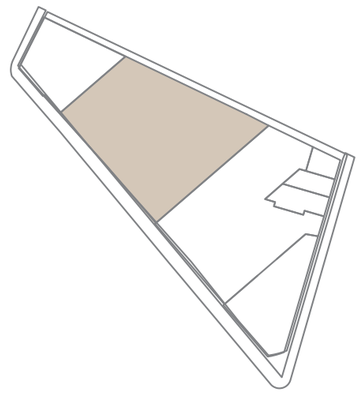
2nd Floor

3rd & 4th Floor*

*Visit web for detailed plans



Lower Level



25	15	1
RESIDENTIAL	RESIDENTIAL	FUTURE RESIDENTIAL
4TH FLOOR	RESIDENTIAL	FUTURE RESIDENTIAL
3RD FLOOR	RESIDENTIAL	3RD FLOOR
2ND FLOOR	2ND FLOOR	2ND FLOOR
	MEZZ	
GROUND	GROUND	GROUND
LOWER LEVEL	LOWER LEVEL	LOWER LEVEL

PARK ROW nyc

the retail at

15 Park Row

15 Park Row - New York, NY 10038

Cross Street:
Between Ann & Beekman Streets

Total Square Footage:
18,964 SF - Total

Retail Availability A:
4,682 SF - Ground Floor
2,603 SF - Mezzanine

Retail Availability B:
1,076 SF - Ground Floor
10,603 SF - Lower Level

Ceiling Heights
15 feet
15 feet

Frontage:
48 feet on Park Row

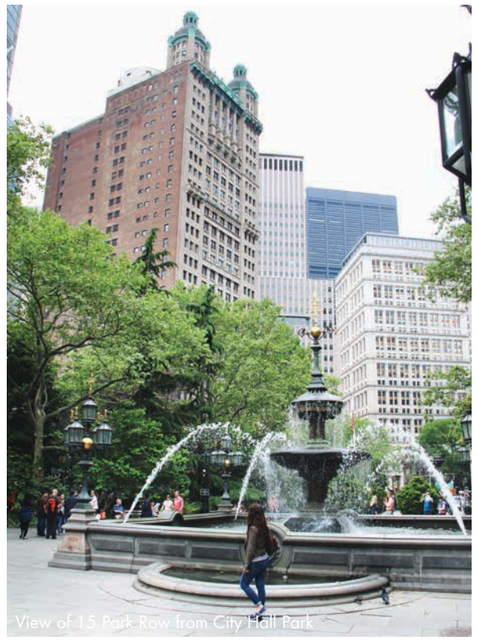
Frontage:
32 feet on Park Row

Comments:
Available Immediately

Neighbors include 12 subway lines in NYC, Big Apple Bus Tours, The Fulton Transportation Hub, and The World Trade Center Oculus

2nd Floor - Leased

Additional entrance available on Ann Street


View of 15 Park Row from City Hall Park

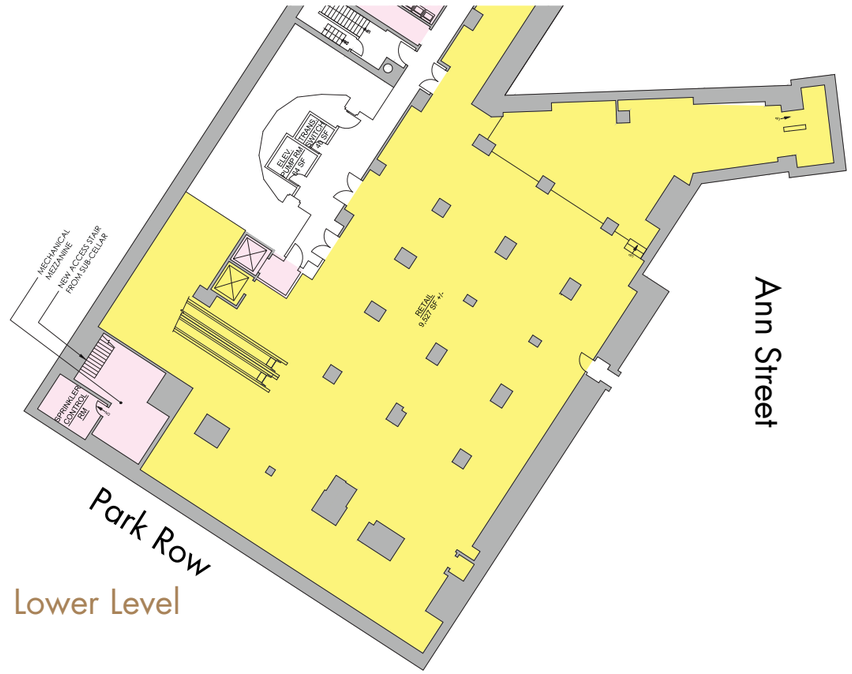
15 Park Row Floorplans

Ground Floor

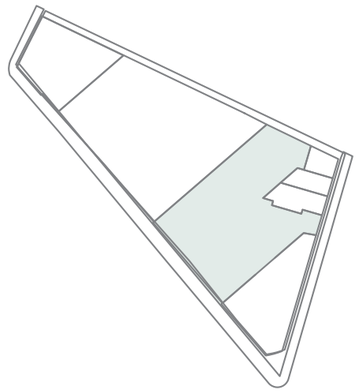
Mezzanine

LEASED

2nd Floor



Lower Level



25	15	1
RESIDENTIAL	RESIDENTIAL	FUTURE RESIDENTIAL
4TH FLOOR	RESIDENTIAL	FUTURE RESIDENTIAL
3RD FLOOR	RESIDENTIAL	3RD FLOOR
2ND FLOOR	LEASED	2ND FLOOR
	MEZZ	
GROUND	B / A	GROUND
LOWER LEVEL	LOWER LEVEL	LOWER LEVEL

PARK ROW nyc

the retail at

1 Park Row

1 Park Row - New York, NY 10038

Cross Street:
North East Corner of Ann Street

Total Square Footage:
16,415 SF - Total

Retail Availability:
2,920 SF - Lower Level
4,345 SF - Ground Floor
4,575 SF - 2nd Floor
4,575 SF - 3rd Floor

Ceiling Heights
15 feet
15 feet
15 feet
15 feet

Frontage:
69 feet on Park Row
90 feet on Ann Street

Comments:
Available Immediately

Former J&R World

Neighbors within one block: City Hall Park, Zara, Century 21, WTC, Thompson Hotel, Nobu, Keith McNally, the Gap, Urban Outfitters

View of 1 Park Row, Existing Conditions

1 Park Row Floorplans

Ground Floor

2nd Floor

3rd Floor

Lower Level

25	15	1
RESIDENTIAL	RESIDENTIAL	FUTURE RESIDENTIAL
4TH FLOOR	RESIDENTIAL	FUTURE RESIDENTIAL
3RD FLOOR	RESIDENTIAL	3RD FLOOR
2ND FLOOR	2ND FLOOR	2ND FLOOR
	MEZZ	
GROUND	GROUND	GROUND
LOWER LEVEL	LOWER LEVEL	LOWER LEVEL

PARK ROW nyc

the retail at

Photo Gallery of Lower Manhattan

Wall Street

Lower Manhattan

1 WTC

Fulton Transportation Hub

Brooklyn Bridge

the retail at PARK ROW nyc

Area Retailers

Lower Manhattan Facts

As Lower Manhattan continues to undergo dramatic changes — a growing and affluent residential base, a rapidly diversifying office tenancy, surging tourism and huge investments in public infrastructure — the area is emerging as a major shopping and dining destination.

The significant retail activity at Westfield World Trade Center, Brookfield Place and the Seaport District are creating a positive spillover effect throughout the rest of the neighborhood, as more retailers recognize the benefits of locating in the district.

Renowned restaurateurs and chefs are opening new locations in the neighborhood, while major fashion brands and lifestyle amenities are catering to new populations.

Quick Work Force Facts

323,001
Employees in Lower Manhattan

26% are TAMI tenants
Square footage of Class A office space under construction

$131,085
Average Lower Manhattan salary

Quick Residential Facts

29,000 (33,010 by 2018)
Total households in Lower Manhattan

63,000 (87,000 by 2018)
Total residents

$206,000
Average Lower Manhattan household income

$3.2 billion
Annual residential disposable income

568
Number of retailers and service businesses in Lower Manhattan

435
Number of restaurants in Lower Manhattan

Visitors and Tourism

14.2 million
Lower Manhattan visitors annually

5,300 (7,087 by 2018)
Existing hotel rooms in Lower Manhattan

Mass Transit

139,000,000
Annual Ridership

89,788,202
Subway (14 lines, 12 stations)

26,356,772
Staten Island Ferry (and other ferries)

14,031,675
PATH Train

Schools

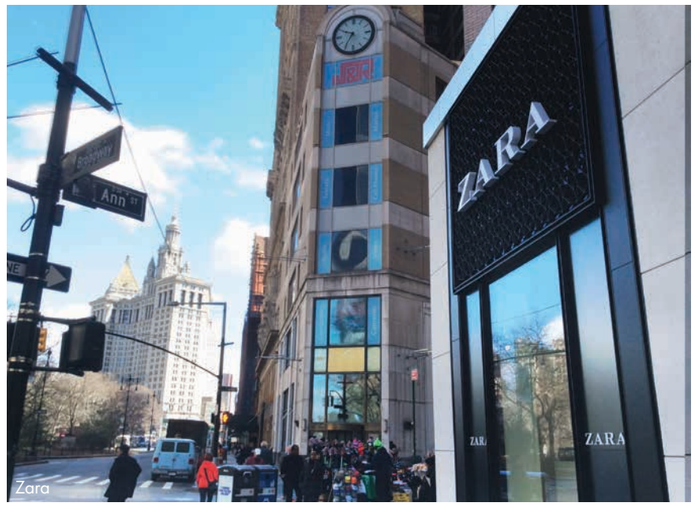
52,000
Students

25
Schools

the retail at PARK ROW nyc

HERMÈS PARIS — 15 Broad Street
CANALI — 25 Broad Street
URBAN OUTFITTERS — 170 Broadway
EQUINOX — 14 Wall Street
TIFFANY & CO. — 37 Wall Street
Century 21 — 181 Broadway
CIPRIANI — 25 Broadway, 55 Wall Street
NOBU — 193 Broadway
T.J.maxx — 14 Wall Street
ZARA — 222 Broadway
WHOLE FOODS MARKET — 1 Wall Street

Urban Outfitters



Zara

Apple

Lower Manhattan Retailers

Apple
Banana Republic
Bottega Veneta
Breitling
Burberry
Camper
Canali
Century 21
Charles Tyrwhitt
Club Monaco
Crabtree & Evelyn
Davidoff Of Geneva
Designer Eyes
DVF
Fossil
Gap
Gucci
Hermès
Hickey Freeman
Hugo Boss
J Crew
John Varvatos
Kate Spade New York
Kiehl's
L'Occitane
Lacoste
Links Of London
London Jewelers
Lore Wine & Spirits
Lululemon
Mac Cosmetics
Michael Kors
Omega
Paul Smith
Reiss
Saks Fifth Avneue
Saks Off Fifth
Salvatore Ferragamo
Sephora
Stuart Weitzman
Theory
Tiffany & Co.
Tissot
Tory Burch
Tumi
Under Armour
Urban Outfitters
Victoria's Secret
Vilebrequin
Vince
Vince Camuto
Zara
Zegna

Lower Manhattan Restaurants

Adrienne's Pizzabar
Amada
Atrio Wine Bar
Black Seed Bagel
BLT Bar & Grill
Blue Ribbon Sushi Bar
Blue Smoke
Bobby Van's Steakhouse
Capital Grille
Chop't
Cipriani Broadway
Cipriani Wall Street
Cowgirl Sea-Horse
Delmonico's
Financier Patisserie
Harry's Cafe & Steak
Haru
Il Brigante Restaurant
Jean-Georges
Le District
Les Halles Downtown
Little Muenster
Living Room Bar & Terrace
Luke's Lobster
Mighty Quinn's Barbeque
Nobu
Northern Tiger
Num Pang
Olive's
P.J. Clarke's
Parm
Reserve Cut
Skinny Pizza
Sprinkles
Suteishi
Tartinery
The Dead Rabbit
The Paris Cafe
Ulysses
Umami Burger
Watermark Bar & Lounge

Lower Manhattan Attractions

9/11 Memorial Museum
Anne Frank Center USA
Brooklyn Bridge
Brookfield Place
Battery Park
Battery Park City Esplanade
"Charging Bull" At Bowling Green
Ellis Island
Federal Hall National Memorial
Federal Reserve Bank
Governors Island
Joie De Vivre By Mark Di Suvero
Museum Of American Finance
Museum Of Jewish Heritage
National Museum Of The American Indian
New York City Police Museum
NYSE Euronext
Parish Of Trinity Church
Red Cube By Isamu Noguchi
Regal Battery Park
Soul Cycle
South Street Seaport
Statue Of Liberty
Equinox
Jean George Market
iPic Theaters
Eataly

Lower Manhattan Hotels

Andaz Wall Street
The Beekman - Thompson Hotel
Club Quarters
Club Quarters, WTC
Cosmopolitan Hotel
DoubleTree Hotel
Eurostars Wall Street
Gild Hall
Holiday Inn Wall Street
Millenium Hilton Hotel
New York Marriott
The Ritz-Carlton Battery Park
Smyth TriBeCa
W New York Downtown
Wall Street Inn
World Center Hotel

WORLD TRADE CENTER
RETAIL: 350,000 SF

Banana Republic · Sephora · Stuart Weitzman · Victoria's Secret · Kiehl's Since 1851 · Breitling · Hugo Boss · Giorgio Armani · Tom Ford · Condé Nast · Eataly · H&M

BROOKFIELD PLACE
RETAIL: 200,000 SF

Bottega Veneta · Saks Fifth Avenue · DVF Diane von Furstenberg · J.Crew · Theory · Reiss · Gucci · Tory Burch · Hermès · Paul Smith · John Varvatos · Vince · Salvatore Ferragamo · Michael Kors · Judith & Charles · Bright Horizons · DIG INN Seasonal Market · Pure Goodness · Mighty Quinn's · chop't · Calypso St. Barth · P.J. Clarke's · Financier · Vilebrequin · lululemon athletica · Burberry · Salvatore Ferragamo · Equinox · Club Monaco · Ermenegildo Zegna · LE DISTRICT ·EST. 2015· · Devon & Blakely

MURRAY STREET · PARK PLACE · BARCLAY STREET · VESEY STREET · FULTON STREET · DEY STREET · CHURCH STREET · BROADWAY · CORTLANDT STREET · LIBERTY STREET · CEDAR STREET · CEDAR WAY · NASSAU STREET · DUTCH STREET · WILLIAM STREET · GOLD STREET · MAIDEN LANE · PARK ROW · BEEKMAN STREET · SPRUCE STREET · ANN STREET · JOHN STREET · PLATT STREET

Famous Famiglia Pizza · UPS · The Music Manor Grill · Citibank · DB · Duane Reade · AT&T · Four Seasons Hotels and Resorts · T-Mobile · Papyrus · NYSC · Staples · Equinox · Emigrant Savings Bank · Starbucks · 2 3 Deli · Duane Reade · States Service

R City Hall · 4 5 6 · City Hall Park · Brooklyn Bridge

the retail at PARK ROW nyc

Barnes & Noble Booksellers · Starbucks · New York by Gehry · Bank of America · Pace University · New York University Hospital · Thompson · Fowler + Wells · Augustine · The Beekman · Da Claudio · aloft Hotels · Zara · Chase · CVS pharmacy · Potbelly · Hale Hearty Soup · Red Mango · 7 Eleven · Jamba Juice · Melt Shop · Chipotle · A C 2 3 J Z 4 5 · Café Seaport · Lot-Less

Neuhaus · wework · GNC General Nutrition Centers · Freedom Wine Cellar · Bank of America · Shake Shack · PNC · 4 5 2 3 J Z R E · Dunkin' Donuts · Wendy's · Liberty Travel · Zaizeff · Vivi Bubble Tea · New Development · Burger King · Oren's Coffee Shop · Magic Mix Juice · H&R Block · Pace University Dorm · Smashburger · FedEx Kinko's · Moon Cake Foods · HSBC · Chick Pea · Basics Plus · R&B Coffee · Jubilee Market

Millennium Hotels and Resorts · Anthropologie · Century 21 department store · Payless · Esprit · Nine West · Urban Outfitters · TD Bank · Aerosoles · Vitamin Shoppe · American Greetings · Zeytuna · Godiva · Citi · Saks Fifth Avenue OFF 5TH · GAP · Modell's Sports · Bank of America · Sephora · Wyndham Hotel · Pound & Pence · Federal Reserve · Blue Spoon · Thompson Hotel · aka · Sleepy's · Montessori School · Four Points by Sheraton · Soul Cycle · Juice Generation · Tres Carnes · Santander · Potbelly · Charly's · Steve's Pizza · O'Hara's Pub · New Development · Panini and Co · Sabon de Mex · ONE|FORTY BROADWAY · HSBC · Bright Horizons Family Solutions · Chase

SOUTH STREET SEAPORT
RETAIL: 365,000 SF

iPic Theaters · Abercrombie & Fitch · Smorgasburg · It'Sugar · Made Fresh Daily · Guess · tdf Theatre Development Fund · Stella Flame · Super Dry · Pozzo New York · Trading Post · Fulton Stall Market · Tatty

WALL & BROAD STREETS
RETAIL: 200,000 SF

Tissot · Cipriani · Tiffany & Co. · Gap · W Hotels · T.J.maxx · Armani casa · mysuit Made to Measure · Andaz · The Capital G·R·I·L·L·E · Hermès Paris

3 Buildings
25 | 15 | 1
Park Row

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